

A man in a blue suit and patterned shirt stands in front of a commercial building. The text 'BUSINESS REPORT' is overlaid in large green letters.

# BUSINESS REPORT

Date: **21st August 2025**

Business Reference: **37399**

About the Business:

## Commercial Property West Rand

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This sprawling Industrial site is over 7000 sqm .Consisting of one large factory ideal for a manufacturing company . several other factories and six mini factories . also on the property is twelve self storage units . Added bonus is the onsite residence with two bedrooms , kitchen and bathroom , ideal for a managers residence . Unique feature on this property is a 100meter single shooting range for hunting practice .The property has parking space for trucks and is very well maintained . There is a rental income on this

## Commercial Property West Rand



Sector: **Property**

Asking Price:

**R 5,000,000**

Monthly Profit:

**R 38,399**

Asset Value:

**R 0**

Stock Value:

**R 0**

Yearly Net Profit :

**R 460,788**



# Business Report

## How does the business operate on a daily basis?

The buildings are easily run with little overheads and the owner handles all administration.

## What Advertising/Marketing is carried out?

Little to none

## How could the profitability of the business be improved?

Build more mini factories which are in high demand

## What are the main assets of the business?

Buildings and property

## Strengths?

Strategic Location, close proximity to main roads and logistic networks

## Weaknesses?

Tenant risk of default or vacancy.

## Opportunities?

This Industrial property presents a compelling investment opportunity, offering a strategic location, high demand and potential for long-term appreciation. We believe that this investment has the potential to generate strong returns and provide a stable income stream.

## Threats?

None identified

## What is the reason for the sale?

Owner has other business interests.